


PLANNING GRANT APPLICATION FORM

Applicant (Agency & address - including zip) <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> City of Calipatria 125 N. Park Avenue Calipatria, CA 92233 </div> <div style="width: 35%; text-align: center;"> Check one <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> MPO <input type="checkbox"/> COG <input type="checkbox"/> RTPA <input type="checkbox"/> JPA <input type="checkbox"/> Joint Proposal </div> </div>		Proposed Date of Completion: October 18, 2012 Grant Amount Requested: \$175,000.00 If Joint Proposal, list participating entities/ contact person:
Lead Applicant's Name: City of Holtville		
Title of Proposal (summarize the deliverable to be funded by this grant) City of Calipatria Zoning Ordinance & General Plan Update		
Applicant's Representative Authorized in Resolution Name: Romualdo Medina Title: City Manager Phone: (760)348-4141 Ext. 3 Email: rj_medina@calipatria.com		Person with Day to Day Responsibility for Plan (if different from Authorized Representative) Name: Justina G. Arce Title: Contracted City Planner Phone: (760) 337-3883 Email: jarce@theholtgroup.net
Check all of the following that are incorporated or applicable to the proposal:		
Focus Area <input checked="" type="checkbox"/> Focus Area #1 <input type="checkbox"/> Focus Area #2 <input type="checkbox"/> Focus Area #3		Program Objectives <input checked="" type="checkbox"/> Applying for 20% EDC set aside <input checked="" type="checkbox"/> Improve air and water quality <input checked="" type="checkbox"/> Promote public health <input checked="" type="checkbox"/> Promote equality <input checked="" type="checkbox"/> Increase affordable housing <input checked="" type="checkbox"/> Increase infill and compact development <input checked="" type="checkbox"/> Revitalize urban and community centers <input checked="" type="checkbox"/> Protect natural resources and agricultural lands <input checked="" type="checkbox"/> Reduce automobile usage and fuel consumption <input checked="" type="checkbox"/> Improve infrastructure systems <input checked="" type="checkbox"/> Promote water conservation <input checked="" type="checkbox"/> Promote energy efficiency and conservation <input checked="" type="checkbox"/> Strengthen the economy
Eligibility Requirements (mandatory) <input checked="" type="checkbox"/> Consistent with State Planning Priorities <input checked="" type="checkbox"/> Reduce GHG emissions on a permanent basis <input checked="" type="checkbox"/> Collaboration requirements		
Priority Considerations <input checked="" type="checkbox"/> Demonstrates collaboration & community involvement <input checked="" type="checkbox"/> Addresses climate change impacts <input checked="" type="checkbox"/> Serves as best practices <input checked="" type="checkbox"/> Leverages additional resources <input checked="" type="checkbox"/> Serves an economically disadvantaged community <input checked="" type="checkbox"/> Serves a severely disadvantaged community		
I certify that the information contained in this plan application, including required attachments, is complete and accurate		
Signature:  Applicant's Authorized Representative as shown in Resolution		8-30-10 Date
Print Name and Title: Romualdo Medina, City Manager		

PROPOSAL SUMMARY STATEMENT

The City of Calipatria is an economically disadvantaged community located along an important transportation corridor in rural Imperial County along the southern California desert. With a population of only 7,289 residents, a poverty index of 33 percent, and an extremely high unemployment rate, Calipatria has experienced stagnant growth during the last two decades. This agricultural community has been experiencing a decline in the agricultural sector due to water fallowing and conservation efforts as well as climate change.

Climate Change, generally, impacts air quality, public health, and agriculture and all of these have been factors affecting the Calipatria community. The decline in agricultural opportunities inevitably results in an adverse economic impact to the community. Air quality in the entire Imperial Valley has declined increasing incidents of asthma. The Calipatria community is already having to adapt to alternative industries for employment opportunities. The City, however, continues to operate off of an obsolete 1992 General Plan and Zoning Ordinance and is at risk of becoming just another bedroom community, dependent on outside markets, unless comprehensive planning efforts take place. New opportunities in emerging solar and geothermal industries into the areas outside of the City limits are not being capitalized on, largely for lack of current planning tools, which is why this proposal is so critical.

A comprehensive Element Update and Zoning Ordinance, made possible through this grant, will enable the City of Calipatria to capitalize from these external development opportunities in a sustainable manner. New policy development in support of energy efficiency, water conservation and waste reduction can further be addressed under a revamped General Plan. A special emphasis would be on revised Circulation, Land Use, and Conservation and Open Space Elements, and implemented through an updated Zoning Ordinance.

The City's current Circulation Element does not take into account regional changes to Highway 86 or planned improvements to HWY 111 and SR 115. The increasing importance of the Southern Pacific Railroad, that also traverses Calipatria, can play a significant role in regional transportation and greenhouse gas emission reduction. Shifting truck loads to rail can significantly decrease vehicular trips. A revised Circulation Element would take these changes into account and further address regional transit services and needs and incorporate plans and policies to help reduce greenhouse gas emissions, including any future use of the Calipatria Municipal Airport.

The City's Land Use Plan is also severely outdated and does not promote infill development: land along transportation corridors is not strategically designated for optimal use; housing is segregated by affordability levels where "affordable housing" is designated to a quadrant of the City that lacks infrastructure and utility services; and neither the Land Use Plan nor the Zoning Ordinance facilitate urban revitalization or economic development opportunities. A revised Land Use Plan would promote equity, infill development, and increased economic development opportunities.

The adequacy and comprehensiveness of these local planning documents is essential as they are critical for sustainable development and would be an integral part of regional plans. The proposed project, if funded, would enable the City to meet greenhouse gas emissions goals in a comprehensive manner with other local, regional, and State and Federal stakeholders: the funding will enable Calipatria to designate a Central Business District with infill development strategies; an Industrial Corridor along the rail to reduce automobile usage and fuel consumption; increase housing equity and affordability via compact development standards; and contribute to greenhouse gas emissions goal attainment for the region. All of these objectives will not only strengthen the community via orderly planned development, but make it an integral player in the State-wide efforts to reduce global warming.

STEP 1 – THRESHOLD REQUIREMENTS

Describe how the proposal is consistent with the State’s Planning Priorities, Section 65041.1

The proposed General Plan and Zoning Ordinance will **Promote Infill Development and Equity** by relaxing the development standards along the central business district and industrial sites which are significantly underdeveloped and/or vacant. It would also increase allowable housing densities throughout all residential zones. Currently, densities that could allow for affordable housing development are segregated to a quadrant of the City which is underdeveloped and lacks infrastructure, under which the zoning is specifically entitled “affordable housing,” posing significant challenges for equity and housing affordability. Another major attribute of the proposed Plans is that they would dedicate land along the rail and major transportation corridors for industrial and commercial land use. The establishment of policies and incentives, in conjunction with a revamped Land Use Plan, will also encourage the development of industrial land uses in an orderly manner. The City of Calipatria is in a unique position given that much of the incorporated City Limits is underdeveloped and has many vacant sites. Yet new subdivision proposals for adjacent lands were not uncommon during the market peak. A comprehensive Land Use Plan would be timely to promote and encourage infill development versus urban sprawl.

Aside from infill strategies the proposed plans would **Protect Agricultural Resources**. Additional conservation policies will be identified under the proposed Conservation and Open Space Element to protect agricultural resources, an economic and natural resource for this region and the Calipatria community. The City of Calipatria is surrounded by rich agricultural land. Lands to the north, east and south are identified as farmland of statewide importance and land to the west is designated as prime farmland by the Farmland Mapping and Monitoring Program. The proposed Plan will create buffer zones between planned urban development and agricultural farmland and preserve those lands for agricultural use, thus restricting future urban development into these areas. A low density buffer zone and green belts would also be established between urban development and these agricultural lands in efforts to avoid incompatible uses, provide a transition from urban land use and prevent urban sprawl.

In summary, the proposed revisions to the Land Use, Circulation and Conservation and Open Space elements will establish policies that can be implemented under a new Zoning Ordinance for **Efficient Development Patterns**. Established policies will further ensure that all new development will be supported by infrastructure associated with new development that uses land efficiently, is built adjacent to existing development, is within properly zoned areas, and thus served by adequate facilities and services including roadways, utilities, and infrastructure. The City of Calipatria proposes to accomplish these goals by continuing to ensure that all new development is responsible for its direct and indirect impacts on infrastructure needs and that all associated costs are borne to the developer and not to the taxpayers.

Describe how the proposal will (and include in work plan) reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:

- **The California Global Warming Solutions Act of 2006 (Division 25.5 of the Health and Safety Code)**

If funded, the project would include Element revisions and a new Zoning Ordinance. The Land Use, Circulation, and Conservation and Open Space Elements would be revamped and the remaining elements would be updated for consistency, and include: Housing, Safety, and Noise. Together, and individually, each Element would incorporate policies to reduce greenhouse gas emissions consistent with the California Global Warming Solutions Act of 2006. Specifically, the changes would reduce vehicle travel by: encouraging non-motorized transportation within the community, encouraging use of rail for transportation of goods outside of the region; use of the

existing municipal airport for use by the State prison and local industries traveling outside of the region; and use of affordable public transportation for regional travel. The General Plan will further establish new policies for municipal management that will increase energy efficiency in all public buildings and water conservation on all municipal grounds. The Zoning Ordinance will further establish specific development standards and establish policies to promote greenhouse gas emissions reduction via a number of measures on new private and public development, including but not limited to: increase densities and lot coverage for new development; establish energy efficiency requirements in all lighting plans; and continue to implement Best Management Practices for water conservation.

- **Any applicable regional plan (see glossary)**

The City of Calipatria has adopted and incorporated measures identified in the Regional Transportation Plan (RTP) to provide for the efficient movement of people, goods, and information. The proposed project will undoubtedly enhance economic growth and international trade given the City's specific goals towards maximizing the use of the local rail, and designating industrial and commercial lands along major transportation corridors for optimum usage. The City's proposal is further consistent with SCAG's Environmental Justice Policy regarding public outreach and analysis as can be described under the proposed and detailed Work Plan under Appendix M. The proposed plan itself is a public document that will result in an information source for efficient dissemination to all prospective users. Neither Imperial County, nor the broader region, have an adopted Climate Action Plan, although there has been some discussion regarding a collaborative effort. If a concurrent Climate Action Plan is developed, the City's proposed General Plan and Zoning Ordinance will be consistent with said plan and incorporate any additional measures that are deemed important for the region.

Describe how the Proposal meets the Collaboration Requirements of the focus areas applicable

The proposed plan does meet the collaborative requirements for **Focus Area #1: Local Sustainable Planning**, and in many ways touches with collaborative efforts upon the other two Focus Areas. The proposed General Plan and Zoning Ordinance when implemented will effectively support the States AB 32 GHG emission reduction targets and implement SB 375 while creating a sustainable community. The proposed project is consistent with the region's goals, which in essence are the State's goals, to promote equity, increase housing affordability, improve air and water quality, increase infill and compact development, revitalize our urban center, prevent sprawl/protect agricultural lands, reduce automobile usage, promote energy and water conservation and strengthen the overall economy.

Consistent with AB 32, the City of Calipatria has actively engaged in collaborative conservation efforts with the region and will continue to engage in greenhouse gas emission reduction, both with local sustainable planning measures, and regional efforts. The City of Calipatria is a member of the Imperial Valley Resource Management Agency (IVRMA), who under a Joint Powers Agreement has collectively met over a 70% waste reduction goal. The City of Calipatria is also a member of the Illegal Dumping Tax Force who along with all other local jurisdictions in Imperial County and agencies such as Environmental Health Services and Bureau of Reclamation actively curtail illegal dumping activities. The City's most recent regional collaborative conservation efforts are under the Imperial Water Forum which is working to prepare the Imperial Region Integrated Water Resources Management Plan (IWRMP). The Water Forum includes Imperial County, Cities in Imperial County, the Imperial Irrigation District, and other stakeholders working to achieve a consensus on regional water supply, water quality, flood and environmental solutions. We have letters of support for this proposal from the IVRMA and IWRMP. (Please note that the letter from IWRMP will be forwarded on September 8, 2010 because the Board will not convene before the application deadline.)

In addition, the City has taken proactive approaches in its efforts to promote green development in collaborative efforts with Statewide initiatives. The City has approved the formation of an Energy and Water Efficiency Assessment District within the City that will participate in the California Property Assessment Clean Energy (PACE) Program. The PACE Program would allow residents and businesses in Member Cities to install energy efficient improvements using low-interest loans that would be repaid over time through annual property tax payments. California law (Assembly Bill 811) allows for local jurisdictions to enter into contractual assessments with property owners for such improvements. PHFA's program will eliminate the need for individual cities to pay high, upfront development costs associated with starting and managing an individual city's PACE Program.

Calipatria is also an active member of the Imperial County Transportation Commission and Imperial Valley Transit. Both of these agencies prioritize regional transportation needs as identified in the RTP under the Southern California Association of Governments (SCAG). A letter from the Southern California Association of Government, our regional entity, has found the proposal consistent with the regions goals and can be found under Section III – Collaboration Requirement Letters.

In summary, the City of Calipatria meets the collaborative requirements and Focus Area #1 criteria as is evidenced by the numerous support letters from local stakeholders and regional agencies. Additionally, the City of Calipatria has received numerous support letters for the proposed Plan from other agencies such as the Calipatria State Prison, SCAG, Imperial Irrigation District, 80th District Assembly Member Perez, Imperial Valley Resource Management Agency, ICTC, and the Native American Heritage Commission.

STEP 2 – PROGRAM OBJECTIVES

The City of Calipatria's proposal seeks to achieve all of the Program Objectives, at different levels of impact. Program Objectives that are addressed in the proposal include the following: **improvement of air and water quality, promotion of public health, promotion of equity, housing affordability, promotion of infill and compact development, revitalization of urban communities, protection of agricultural lands, reduction of automobile usage and consumption, improvement of infrastructure systems, promotion of water conservation, promotion of energy efficiency and strengthening of the local economy.** These objectives are proposed to be met via policy development with compliance time frames within a new General Plan, and immediate regulatory development standards upon adoption of the proposed Zoning Ordinance. The proposal is the tool by which these goals will be accomplished. It will be necessary to overhaul the existing Land Use, Circulation and Conservation and Open Space Elements while updating for consistency the Noise, Safety, and Housing Elements.

The City strongly feels that these documents which are to be used for the day to day management and enforcement of standards on new development are the most practical tool to affect greenhouse gas emission reduction and climate action goals. Thus, incorporating objectives in the spirit of AB 32 and SB 375 within the City's General Plan Document would be more feasible for a small rural community such as Calipatria, which has limited resources, rather than adopting a separate Climate Action Plan absent a regional umbrella plan. All local goals and policies would be consistent with any broader regional Climate Action plans for the planning area. This is practical because instead of having various plans that require multiple references and likely separate enforcement procedures, the City has chosen to include goals, policies and objectives into the General Plan and Zoning Ordinance that address the intent of AB 32 and SB 375 and all of the aforementioned Program Objectives. The proposed City's Zoning Ordinance would adopt all of the regulatory development standards to achieve the referenced objectives in efforts to reduce greenhouse gas emissions and other environmental concerns. The proposal will address the objectives as follows:

Promote Water Conservation- Water Conservation will be achieved via the establishment of policies under the Conservation and Open Space Element. Policy for water conservation will be applicable to both public and private sectors. Enforcement of private water conservation will be implemented via the Zoning Ordinance's development standards and enhanced by the energy and Water Efficiency Assessment District under process. An example of an applicable development standard that would reduce water usage would be the requirement for commercial and industrial projects of using xeriscape landscaping rather than traditional landscaping. The City's active role in the Property Assessed Clean Energy Program could include policies that promote public awareness campaigns or encourage the City's water provider to offer incentives for water conservation. A public policy that could be considered is to implement restrictions for drought resistant landscaping and water efficient irrigation in public places. The City could plant drought tolerant trees such as the Chilean Mesquite and Modesto Ash and cover exposed dirt with moisture-retaining mulch.

Improvement of Air Quality- Air Quality will be improved via policy development under the Land Use Element, Circulation Element, and Conservation and Open Space Element. These elements will focus on policies that will reduce the use of motorized vehicles. Policies will alternatively encourage pedestrian facilities, bicycle routes, public transit, and rail and aircraft usage. These preferred modes of transportation will reduce vehicular trips and thus greenhouse gas emissions. The Zoning Ordinance will adopt development standards to carry out the established policies. Policies will be applicable to both the public and private sector.

Development Standards for private development will discourage vehicular use. As an example, parking requirements in commercial zones could be less restrictive by reducing the number of parking spaces required and more emphasis could be given to include bicycle and pedestrian facilities. Public policy would concentrate on coordination of planning efforts with other local, regional and State agencies including the County of Imperial, the Imperial County Air Pollution Control District and the Southern California Association of Governments. Land Use Policies would encourage infill development near an underutilized urban center, and along major transportation corridors. Under the Circulation Element policy would focus on support of public transit system and facilities in support of carpools, bussing and shuttle services, as well as safe bicycle and pedestrian routes to public facilities such as public library, schools, parks and the Civic Center-all of which reduce vehicular trips.

Another policy that could be incorporated and implemented to improve air quality is to establish a drought tolerant tree planting program under the Conservation/Open Space element with a goal of 100 additional trees, with priority given to street trees. Trees reduce heat and encourage people to walk. A large tree can clean 330 lbs. of CO₂ from the atmosphere through direct sequestration in the tree's wood.¹ Mesquite trees are drought tolerant and provide large shade areas that will further encourage pedestrian and bicycling (non-motorized vehicle) activities.

Improvement of Water Quality- Water Quality will be improved via policy development under the Conservation and Open Space Element. The City will implement goals, policies and programs designed to address water resources and conservation. Both public and private policy will be developed in a manner that all surface and groundwater resources will be protected. Both local and regional efforts need to be considered when addressing the issue of improving water quality.

The City is committed to collaborating in the regional efforts to improve the bodies of water within the Imperial Valley. One in particular is the Salton Sea, located approximately 6.4 miles west of the City. Currently, the City's wastewater effluent discharges into an IID Canal which drains into the Alamo River, a tributary to the Salton Sea. In order to demonstrate this commitment the City would strengthen

¹ Center for Urban Forest Research, Pacific Southwest Research Station, USDA Forest Service, Davis, California

public policy goals for the development of a Stormwater Management Plan and Wastewater Management Plan to decrease water pollution. A method by which the City could also improve water quality is to continue strategic efforts to investigate water reclamation and use of gray water to irrigate agricultural fields. (Gray water is defined as water that is not clean enough to be potable, such as having been used for washing, but not contaminated with fecal matter or other source of dangerous bacteria or dangerous or noxious materials.) This measure would not only improve the water quality of the Salton Sea, but could also conserve water.

Promote Public Health- Disparities in public health are affected by various factors such as: socio economic levels, environment, and culture. An indicator of health within the region is obesity. In an Imperial County Health Report released in 2008, 32.3 percent of females within Imperial County (compare to 20.3 percent of California females) were considered obese. This discrepancy can be attributed to many factors. However, the City could implement policies via the Circulation Plan that could promote physical activity such as pedestrian and bicycle facilities. The Plan could include policies to improve area sidewalks and bicycle rights of way to make them more efficient and appealing for walking and bicycling safely. A small City such as Calipatria has the potential to become a more pedestrian-oriented City due to its geographic size, approximately 2.25 square miles. The City could establish policies for new development in support of these objectives. Potential examples are requiring dedications for bike lanes or wider sidewalks. Policies in the General Plan are all interrelated and by increasing the number of citizens walking, there will be less people driving and therefore, improving air quality as well.

Public Health policy in general can further be supported under the Circulation Element, where emergency response and emergency routes can be clearly identified, preserved, and enhanced. The City leases an underutilized RDA property to Gold Cross, an agency which provides emergency ambulatory services for the City. Via an updated Circulation Element, the City can assess best locations for emergency response units which is critical considering the nearest hospital is 12 miles away.

Promotion of Equity- Currently, the City's Land Use Plan segregates "affordable housing" to an underdeveloped quadrant of the community. This designation restricts equity and actually hinders affordable housing development. An updated Land Use Element will ensure that new increased densities are assigned throughout the community in support of affordable housing.

Access to public transportation is also an important factor in promoting equity within the City that may be addressed through the Circulation Element. The Imperial County region currently has one major transportation system called the Imperial Valley Transit. The Imperial Valley Transit provides important regional transportation for all residents of the region. A policy that could promote access to public transportation that the City could implement is to require that transit facilities be within one-quarter mile of any new project development, and that the project provide safe and convenience bicycle/pedestrian facilities to all transit stops.

The City could also promote equity by implementing policies that improve job growth. One of the ways this could be accomplished is by diversifying the local economy. As previously stated jobs located near and within the City are mostly related to the agricultural sector. The City could implement policies that promote diversifying the economy to include other sectors such as renewable energy and tourism could lead to the improvement of job growth.

Increase Affordable Housing- A successful strategy for improving housing affordability must be preceded by an adequate analysis and assessment of the existing housing needs. In December of 2008, the City updated its Housing Element utilizing a Planning and Technical Assistance Grant through the Community Development Block Grant Program. The Housing Element also reviewed constraints on

housing production and affordability. As noted, the City's Land Use Plan segregates "affordable housing" to an underdeveloped quadrant of the community. This designation restricts equity and actually hinders affordable housing development. A revised Land Use Element will ensure that new higher densities in support of affordable housing are assigned throughout the community. An updated Zoning Ordinance will also allow for increased densities, greater lot coverage, and smaller lot sizes throughout residential zones in order to increase affordability. Policies for private developers can also impose a minimum allocation of housing for lower income households. Currently, the Calipatria Housing Element does not incorporate any minimum allocation of low income households for new development.

Promote Infill and Compact Development- The City could promote infill and higher density development, and provide incentives to support the creation of affordable housing in mixed use zones. The City will be able to promote infill and compact development through an updated Land Use Plan and Zoning Ordinance and Zoning Map. An updated Zoning Ordinance will allow for increased densities and greater lot coverage throughout both commercial and residential zones.

Development standards under the zoning ordinance can also decrease lot sizes and building setbacks in both commercial and residential zones. Currently, if a developer would want to develop a compact, mixed use development, the developer would have to go through the Variance process. However, if a policy is implemented increasing densities and setback requirements, the cost of the project could significantly decrease, not only because less land would be needed, but because the cost of processing the project would also decrease.

Public policies can incorporate goals so that municipal facilities are shared and/or added on to instead of new building development. Expanding existing facilities could conserve more land and allow for new improvements to existing buildings. Expanding an existing facility would not require additional infrastructure. Also, during the remodel process of a public building the City can ensure that any new appliances are Energy Star or include double pane energy efficient windows.

Revitalize Urban and Community Centers- Incorporated in 1918, the City of Calipatria is a small, agricultural community. Over the years the City has suffered tremendously economically; many of the downtown parcels are undeveloped or contain dilapidated buildings and vacant structures. Although once a thriving City, the entire community is now within a redevelopment zone. The Calipatria Redevelopment Agency feels this proposal is critical for the revitalization of the community and as such has committed funds towards a successful application. In addition, the Redevelopment Agency in collaboration with the City of Calipatria can establish policies tied to incentive programs for revitalization projects, including business loans, façade improvement grants, and public improvement projects. Currently, the City's General Plan does not have such policies established.

Protect Natural Resources and Agricultural lands- Natural and cultural resources located near the City of Calipatria include the Salton Sea, the Alamo River and surrounding farmland. One of the goals of the City is to promote the conservation of natural, historic, cultural and open space resources so that existing and future residents can continue to enjoy the many benefits of these resources. These objectives can be accomplished through the Conservation and Open Space Elements as well as the Land Use Element.

The economic base of the County and Calipatria is tied primarily to agricultural productivity. Much of the farmland surrounding the City is considered prime farmland, among the highest quality in the County. Because of the economic, social, historic, and visual benefits, this important resource must be protected. The Conservation and Open Space Element and the Land Use Plan would incorporate policies to protect and provide an adequate transition that will discourage urban sprawl. Land Use policies will

also focus on eliminating or minimizing urban land uses that are incompatible with agricultural activities, and promote infill and compact development within the City limits to discourage urban sprawl.

A potential public policy could be to discourage the extension of urban land uses into agricultural areas, by designating those areas as rural agricultural. Additionally, the City could ensure that agricultural land is protected and preserved in large contiguous blocks in order to maintain a “critical mass” of farmland and agricultural land.

Reduce Automobile Usage and Fuel Consumption- As previously noted, the Circulation and Land Use Element will place special emphasis on pedestrian orientated development that will apply clear policies that promote pedestrian access to commercial areas, residential areas, and public facilities. The City will also promote policies that improve the local jobs/housing balance to reduce vehicle miles traveled. This will require integrated planning that will be employed through a combination of land use designation and transit services that including compact development.

Currently, Calipatria is an approximate 2.25 square mile community; thus, location of public services and facilities support non-motorized vehicle transportation. However, people do not walk to key destinations such as the grocery store or schools. The increased use of the rail system can also significantly reduce the amount of truck traffic affecting the region and reduce greenhouse gas emissions. Greater use of freight rail offers a simple, inexpensive, and immediate way to meaningfully reduce greenhouse gas emissions without harming the economy. On average, railroads are four times more efficient than trucks. This means that moving freight by rail instead of truck reduces greenhouse gas emissions by 75 percent.² According to EPA data, freight railroads account for just 0.6 percent of US greenhouse gas emission from all sources and just 2.4 percent of emissions from transportation-related sources.³ Much of the land along the rail is under-utilized or undeveloped. The rail can replace truck traffic in the transport of agriculture related products such as fertilizers, pesticides, scrap metals, stone, clay and glass products, and lumber and wood products.

Improve Infrastructure Systems- The Circulation Element provides an inventory of major circulation facilities and will enable the City to identify key roadways to target improved infrastructure. Improving the infrastructure system of Calipatria will require partnerships between the City, developers, and service providers. Under the Circulation and Land Use Elements, policies will enforce the responsibility of developers to provide infrastructure improvements to ensure that taxpayers do not have to bear the cost. A public policy could be to seek grant funding only for public infrastructure improvements in areas already developed and along public owned facilities or low income residential neighborhoods.

Promote Energy Efficiency and Conservation- Energy efficient design and project planning will be key concepts to promoting energy efficiency and conservation within the City. Energy efficient planning principles can be implemented and upheld through both the public and the private sector. Policy can be enforced during the building permit and site plan review process. As previously mentioned, the City intends to establish an Energy and Water Efficiency Assessment District within the City that will participate in the California Property Assessment Clean Energy (PACE) Program. The PACE Program would allow residents and businesses in the City of Calipatria to incorporate energy conservation improvements using low-interest loans that would be repaid through annual property tax payments.

Public Policy would be established to convert municipal buildings into energy efficient structures. This could include weatherization programs, and municipal programs to rehabilitate older municipal structures into more energy efficient units. These could include objectives such as window and air

² Association of American Railroads, Policy and Economics Department. May 2010.

³ Ibid.

conditioning unit replacement, incorporation of solar energy panels for services, and the use of energy efficient equipment for all new purchases. Another mechanism that could be implemented is the installation of energy-reducing programmable thermostats that automatically adjust temperature settings.

Strengthen the Economy - The economy of Calipatria is primarily driven by government and agricultural jobs. One important way of strengthening the City's economy is by diversifying the job force. The City will need to focus on attracting new long-term sustainable businesses. One area of focus could be solar and geothermal energy, which have been two emerging industries within the City's Sphere of Influence. A policy could be to provide incentives to renewable energy businesses. Another opportunity the City can provide to renewable energy developers is to identify potential sites for renewable energy facilities and transmission lines in the Land Use Element. Because agriculture plays a large role in the local economy the city can also encourage agritourism via public policies. A tourism component into the local economy can play a role in the farm operations. The City could also capitalize on its recreation and natural attractions opportunities. The City's proximity to the Alamo River and various lakes including: Weist Lake, Finney Lake and Ramer Lake could present viable economic opportunities.

STEP 3 – PRIORITY CONSIDERATIONS

COLLABORATION WITH STATE, REGIONAL and LOCAL, PUBLIC AND PRIVATE STAKEHOLDERS

During the preparation of the General Plan Element Updates, the City will consult with state, regional, local, public and private stakeholders. During the application process of the City's proposal, ongoing collaboration with state, regional and local, public and private stakeholders was demonstrated as evidenced by the numerous letters of support. The City will continue to include extensive community involvement as the proposal is developed.

The General Plan is a State mandate that must be updated every 10 years, as such, the 1992 General Plan is out of compliance. When the General Plan and Zoning Ordinance are updated via this grant, the State Office of Planning and Research, along with numerous other State agencies, will be afforded the opportunity to review and ensure consistency with applicable law. State agencies such as Caltrans, the Native American Heritage Commission have already submitted their letters of support ([Section III](#)) and will continue to be involved in the review process both directly and through the State Clearinghouse environmental review process. Regional agencies such as SCAG, Imperial Water Forum, IV Resource Management Agency, Imperial County Transportation Commission and others have also demonstrated their support with letters and will be afforded the opportunity to review and comment on the draft Plan. Local business owners, property owners, residents and stakeholders will be actively encouraged to participate in local workshops. Agencies will also be invited to participate in the workshops. By gathering the information provided by all stakeholders and incorporating the comments into a final document, the City believes implementation of the Plan Elements will be successful. The project has received additional support from Assembly Member for the 80th District, Manuel Perez.

The City of Calipatria firmly believes that the input and representation of various local agencies will be critical during the process of developing an RFP and selecting the firm to carry out the proposal. Key agencies can bring unique knowledge and expertise to the table. A panel consisting of Dee Bradshaw an Imperial Irrigation District (IID) employee from the Environmental Department, Esperanza Colio an Economic Development Specialist from the County of Imperial, Mark McBroom a representative from the Airport Land Use Commission, and Justina G. Arce, an Urban Planner with a private planning and engineering firm, have been asked and have committed to participate in the panel.

Involvement of local residents and business owners is also important. The City will market public participation workshops in the City and throughout the region. Advertisements will be posted in newspapers of general circulation, television, radio ads, posted in public gathering places and via the City's website. In order to encourage citizens to attend, beverages and snacks will be provided at workshops. Since Calipatria is a largely Hispanic community (57.3%) with a large monolingual population, providing information in Spanish and translating at public workshops will be a critical component of the outreach to ensure that all segments of the community are represented. Translation services will also be advertised to ensure that the public is aware of the process that will be taking place. The City's staff and planning agent are all well versed in the Spanish language and will ensure these services are extended to the community during the development process and during the public review of the draft General Plan Element Updates and Zoning Ordinance.

As previously stated, when the Plan is drafted, the City will collaborate with state, regional and local, private and public stakeholders by including a lengthy (45 day) public review and consultation period, giving agencies and residents ample time to comment on the proposed Plan and Zoning Ordinance.

TOOLS, STRATEGIES AND BEST PRACTICES FOR SUSTAINABLE COMMUNITIES

This proposal allows for the development of unique sustainability strategies that can be applied in a rural setting. Urban policy cannot always be applied to rural communities for sustainable development. Rural communities are rarely afforded tools that can be implemented at a local level that can also make a significant impact. Due to the dynamics of rural areas such as rural sprawl due the abundance of land and other factors such as a higher percentage of lower income levels, decreased economic investment, limited public transportation, and a minimal tax base, rural communities have a much larger challenge in applying tools and best practices for a sustainable community. The General Plan and Zoning Ordinance are considered the regulating tools by all jurisdictions, by which to implement the policies and objectives adopted under their General Plan. Policies, Programs and Objectives successfully established for the City of Calipatria can serve as a sample for other rural jurisdictions.

It is proposed that the new Calipatria Ordinance will include innovative energy reducing policies that can be used as a model for other cities. For example, one of the policies that will be included in the Ordinance will require that all new development, and or electrical permits include energy efficient components. In the City's Conservation Element, municipal policies will be incorporated for water and energy conservation. The City will be establishing policies to increase the energy efficiency of streetlights, parking lot lights via requiring and approving lighting plans. Replacing existing streetlights with energy efficient alternatives such as LED or induction lighting will also reduce energy usage as well as cost savings. Policies to decrease consumption will also be established by incorporating Xeriscape landscaping techniques in all public and private offices, versus traditional landscaping.

The draft documents will be posted on the City Website during the public review period, and the final documents will be published on the City website permanently for public access. The General Plan and Zoning Ordinance, when adopted, will be regulating documents and will be promoted by the City amongst all developers and shared with interested parties. Since both of these documents are policy documents they will be actively used, and the established policies will be strictly adhered to. Consistent usage of the documents on all development and permit requests will result in the constant promotion of best practices and sustainable development standards.

PROPOSAL IS LEVERAGED WITH ADDITIONAL RESOURCES AND IN-KIND

The City of Calipatria's Redevelopment Agency will leverage \$25,000 in leveraging funds. These funds are approximately 14 percent of the total cost of the project from plan development to adoption. Given the City's size and annual budget of \$3.1 million, the City believes this amount to be a significant contribution to the overall cost. It is expected that these funds will be utilized towards the preparation

of the environmental documents for the successful adoption of the General Plan and Zoning Ordinance, and thus in support of the proposal's development.

The proposal also includes in-kind services associated with the technical expertise of individuals assigned to the review panel. These individuals have committed their time, after receiving authorization from their respective agencies, to volunteer on the consultant selection panel and further review the Plan's as they are made available. Please refer to the letters of appreciation forwarded to Dee Bradshaw of Imperial Irrigation District, Esperanza Colio of Imperial County Economic Development Division, Mark McBroom a private businessman and member of the Airport Land Use Commission, and Justina G. Arce an Urban Planner with the Holt Group. Inc. Additionally, if the current proposal is funded, services may be necessary for grass roots level community outreach. The City of Calipatria anticipates using the following partners for volunteer efforts with dissemination of information: Calipatria Unified School District, Imperial Valley Housing Authority, and Campesinos Unidos.

THE PROPOSAL ADDRESSES CLIMATE CHANGE IMPACTS

Climate Change, generally, impacts air quality, public health, agriculture, ecosystems and wildlife. The City of Calipatria is highly dependent on the agricultural sector. If temperatures rise and drier conditions prevail, water demand will increase, crop-yield may be threatened by a less reliable water supply, and greater ozone pollution could make plants more susceptible to diseases and pest outbreaks. With over 18.5% of the population working in the agricultural sector, any adverse effect to agriculture will undeniably impact the local economy. At a per capita of 13,970, the City of Calipatria cannot afford any additional agricultural losses. In the long run, the climate change could affect Calipatria agriculture in several ways:

- *productivity*, in terms of quantity and quality of crops
- *agricultural practices*, through changes of water use (irrigation) and agricultural inputs such as pesticides and fertilizers
- *environmental effects*, in particular in relation of frequency and intensity of soil such as drainage, eventually resulting in reduction of crop diversity
- *rural space*, through the loss and gain of cultivated lands and their speculation of

The Calipatria community is already having to adapt to alternative industries for employment opportunities such as solar and geothermal industries emerging into the area. The General Plan and Zoning Ordinance proposes to protect agricultural lands from unnecessary conversion and provide flexible development standards for non-agricultural commercial and industrial land uses via infill development. Additionally, the Circulation and Conservation Elements will include policies that specifically target methods to reduce greenhouse gas emissions. These adaptive measures are critical for the preservation of the City.

THE PROPOSAL SERVES A SEVERELY DISADVANTAGED COMMUNITY

The demographics of the City of Calipatria demonstrate its status as a **severely disadvantaged community** with a median household income less than **60 percent** of the statewide average. The 2000 Census identified 153 families living below the poverty levels and 771 individuals living below the poverty level within Calipatria. Using Community Fact Finder figures, the State's median household income in 2006-2008 was \$61,154 and Calipatria's median household income was \$34,236 (Refer to Section 7 – Disadvantaged Community Documentation.) The City of Calipatria's household income is **56 percent** less than the State's and is thus, designated as a **severely disadvantaged community**. Based on an Income Survey commissioned by the City in 2009, 70 percent of households within the City of Calipatria were considered low income (earning less than 80 percent of Imperial County's Median Income - \$45,100). When considering the prison population, 94 percent of the population is considered low income. (Refer to Section 7.)

The General Plan Update is not only a State Mandate, but a critical resource for community development. The Zoning Ordinance is the implementation and regulating tool necessary to carry out the goals and objectives identified under the plan. The existing 1992 General Plan and Zoning Ordinance are outdated and are no longer the reflection of the community's vision or consistent with State mandates. The 1992 Plans do not take into account many of the dynamic regional changes that have occurred over the last 15 years. Updated Plans will foster economic growth in a sustainable manner. Economic growth leads to the creation of much needed employment opportunities, which are critical for a region with an unemployment rate of 27%.

The City of Calipatria will continue to engage residents and stakeholders at a grassroots level. At least two community workshops will be held during the development phase and at least two public hearings will be held prior to Plan adoption, affording residents and all interested parties an opportunity to review and comment. These workshops will also include translation services to ensure that all citizens are well informed and that the opinions of monolingual residents are taken into account during all stages of the project. All project related advertisements will be in both English and Spanish and be advertised in Spanish and English media (public postings, newspapers and radio).

STEP 4 – ORGANIZATIONAL CAPACITY

The City of Calipatria is a small jurisdiction and does not intend to complete this proposal in-house. The City would develop a Request For Proposals for Planning Services with the assistance of The Holt Group, Inc., a planning and engineering firm under contract with the City. The Holt Group, Inc. has extensive experience on regional planning matters and has a full staff of degreed Urban Planners (a copy of their Statement of Qualifications can be provided upon request.) The Holt Group acts as the City's authorized agent on planning and engineering matters and as a local firm, has many ties to other local agencies and jurisdictions, and will be charged with coordinating collaborative efforts for RFP development and consistency with the grant's project proposal. It is anticipated that several competitive proposals will be received from professional firms. With the assistance of the Southern California Association of Governments, the City of Calipatria has developed an extensive list of professional firms qualified to deliver planning services with a special emphasis on environmental conservation. Firms that have demonstrated interest at the early stages of the development of this proposal have been added to the list.

Proposals will be submitted to the City of Calipatria and ranked by a review panel. The City of Calipatria has obtained commitment from the following individuals/agencies to assist the City Manager with review and assessment of proponent qualifications: Dee Bradshaw, Environmental Specialist with the Imperial Irrigation District; Esperanza Colio, Imperial County Economic Development Division Manager; and Mark McBroom, Commissioner with the Imperial County Airport Land Use Commission. The City of Calipatria has administered several community development grants in the past and has always completed project delivery within budget and schedule. The City Finance Officer is the lead contact person for all matters related to open grants. She has been with the City for 27 years. Recent grants that may be used as references include, a Planning and Technical Assistance Grant (PTA) from the Department of Housing and Community Development to complete a Housing Income Survey in 2009. It is not anticipated that the project will go over budget; however, the Calipatria Redevelopment Agency will commit to cover any contingency needs.

The work plan for the proposed General Plan Update and Zoning Ordinance Amendment is anticipated to be completed in **five phases**. As soon as the City of Calipatria is notified by the Department of Conservation of the awarded funds and approval to proceed, the **First Phase** will be initiated for **RFP Development**. The RFP will be developed by the City of Calipatria and its planning consultants in collaboration with the same agencies that will ultimately sit on the review panel. The four agencies have distinct expertise and knowledge that are key for the development of a successful plan. The **Second Phase** involves **Consultant Selection**. The RFP will be publically advertised and also be mailed out to firms who have demonstrated interest. The review panel, as identified above, will be charged with reviewing proposals and selecting a qualified firm. Selection criteria will include firm experience, proven capacity to perform the scope of work, experience working with small, California communities experience in Climate Change and Energy Conservation Analysis, Staff Availability, Timely Completion of Projects and Cost of Services. The **Third Phase** involves **Plan Development**, under which the City of Calipatria, or its authorized planning agent, will work closely with the selected firm to schedule public workshops for the development of the General Plan and Zoning Ordinance and to ensure progress reports are submitted as scheduled. At least two document drafts will be submitted for internal review prior to a Plan document being finalized. The preliminary draft Plan and Zoning Ordinance will be distributed to the City's planning agent, City Management, and the City's Planning Commission for review and comment. Commentary will be provided with recommended edits. The firm will then present the General Plan and Zoning Ordinance in a final draft format for Public Review. The **Public Review** Period is the **Fourth Phase**. The final draft will be made available for public review and comment to all potential affected individuals, and all regional agencies. A public hearing will be scheduled before the Calipatria Planning Commission. All property owners within the incorporated City Limits will receive a written notice as well as property owners within 300' of the City Limits. The City's planning agent will prepare all of the documents necessary for environmental compliance under the City's leverage contribution. The environmental review process will further ensure that State agencies are afforded the opportunity to review the proposed Plans. The City's planning agent will be responsible for the environmental process and the preparation of any necessary staff reports and Council resolutions. The **fifth and final phase** will involve **Plan Adoption and Implementation**. The Calipatria Planning Commission will have the opportunity to review and recommend adoption of the proposed documents. The Commission's determination will then go to the Calipatria City Council for Adoption. Within forty-five days, the ordinance will be published in a paper of general circulation, formalizing the policies and regulations, thus deeming the project complete. The entire process will be within 24-months from the execution of the grant agreement.